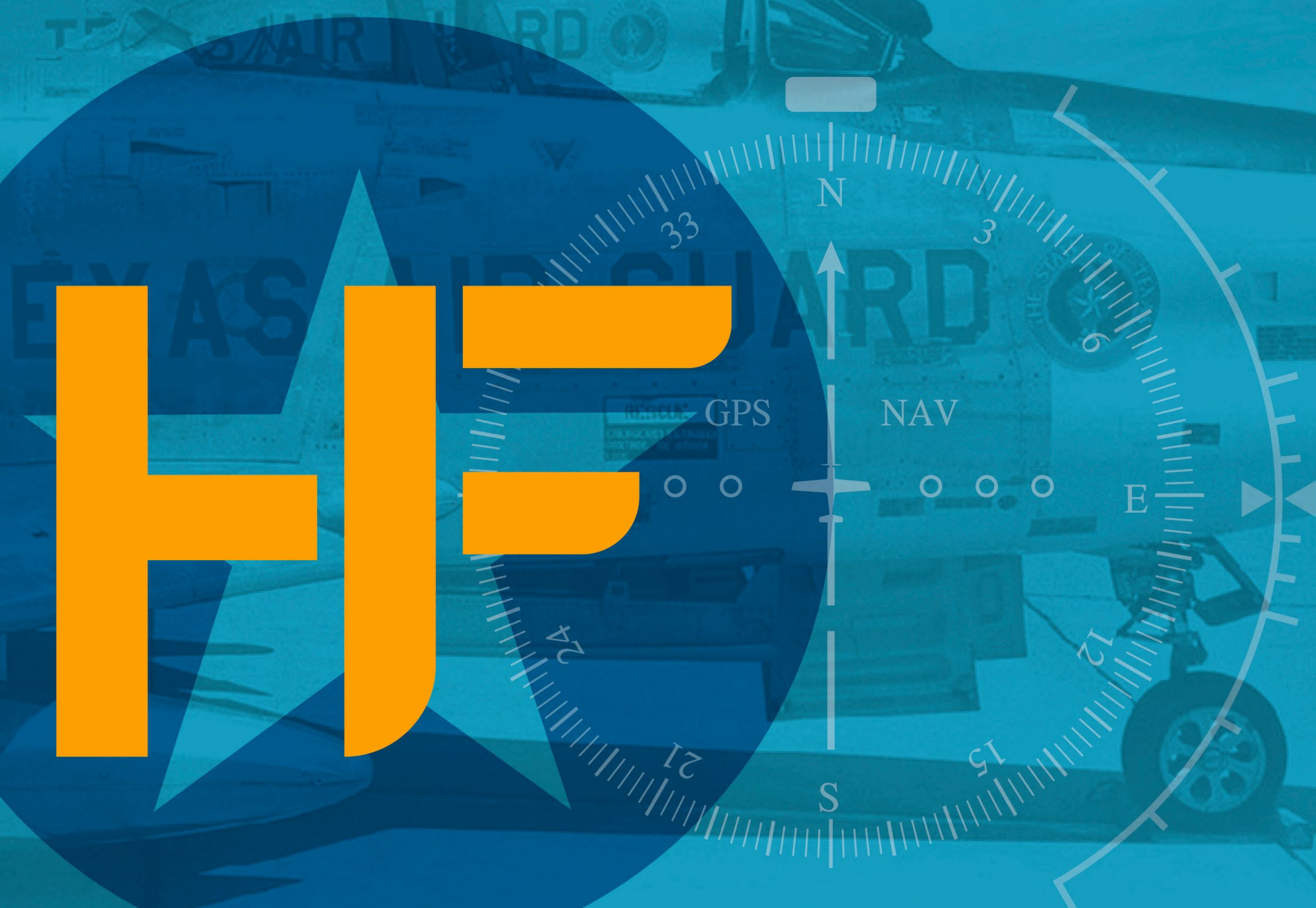


FIENSLLEY FIELD

DALLAS, TX

PLANNING FOR THE FUTURE



DALLAS PARK & RECREATION BOARD
OPEN SPACE AND PARK TYPOLOGIES
March 10, 2022

SIX GUIDING PRINCIPLES



1. Environmental Health



2. Economic Opportunity & Investment



3. Affordability & Diversity



4. Healthy Communities



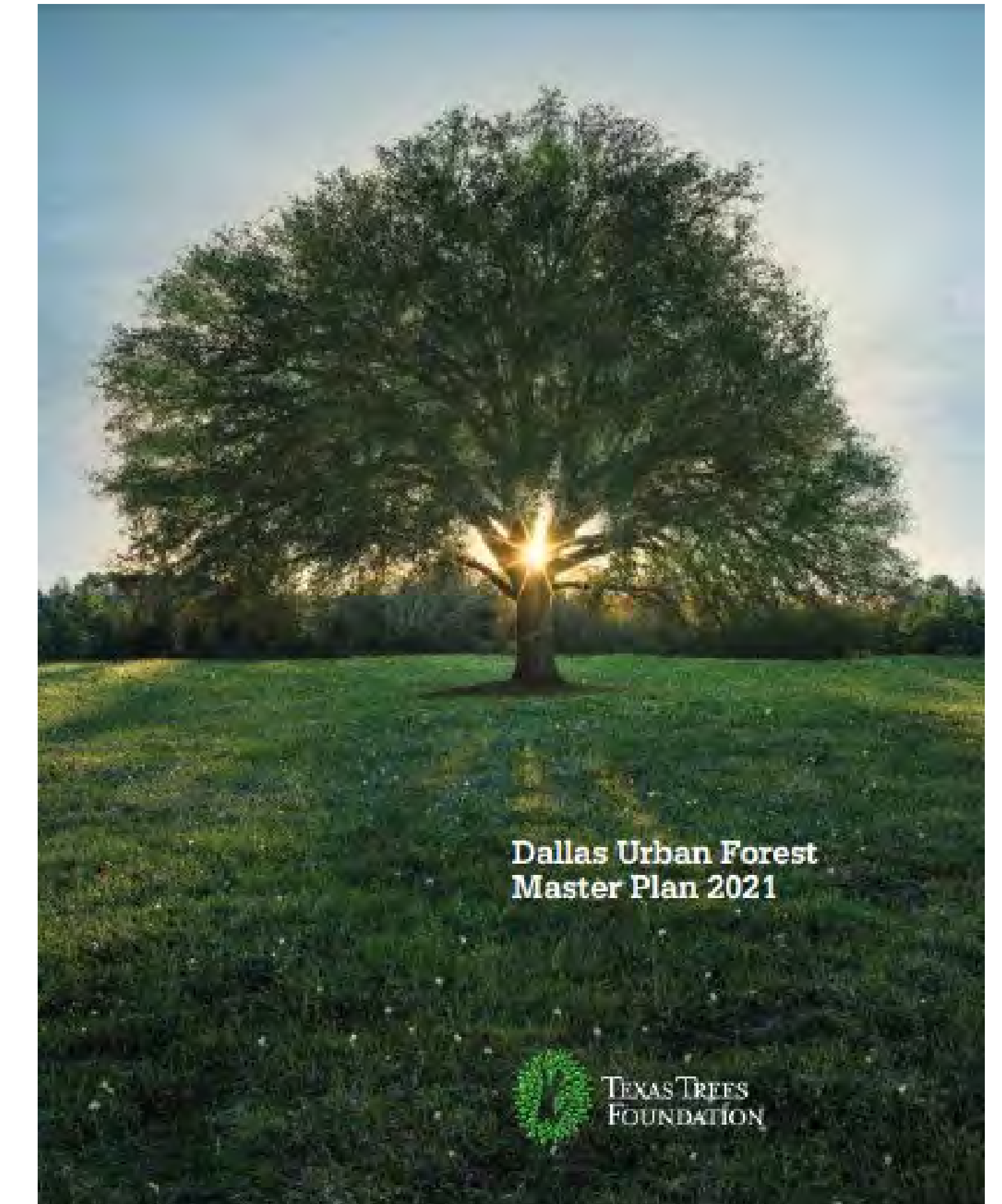
5. Mobility & Access



6. History & Culture

Each Principle has a series of corresponding Goals that will be used as Measurements of Performance

City of Dallas Priorities



Reports & City of Dallas Policies that guided the development of the master plan included:

CECAP, Connect Dallas, Forward Dallas, the Comprehensive Housing Policy, the City of Dallas Economic Development Policy, the Dallas Cultural Plan, the Dallas Urban Forest Master Plan, the Urban Heat Island Management Study, Healthy Food Dallas, among others.

Hensley Field Development



Development Numbers at a Glance

6.8k

Dwelling Units

12k

Residents

187

Acres of Open
Space

305k

SF of Mixed-Use
Retail

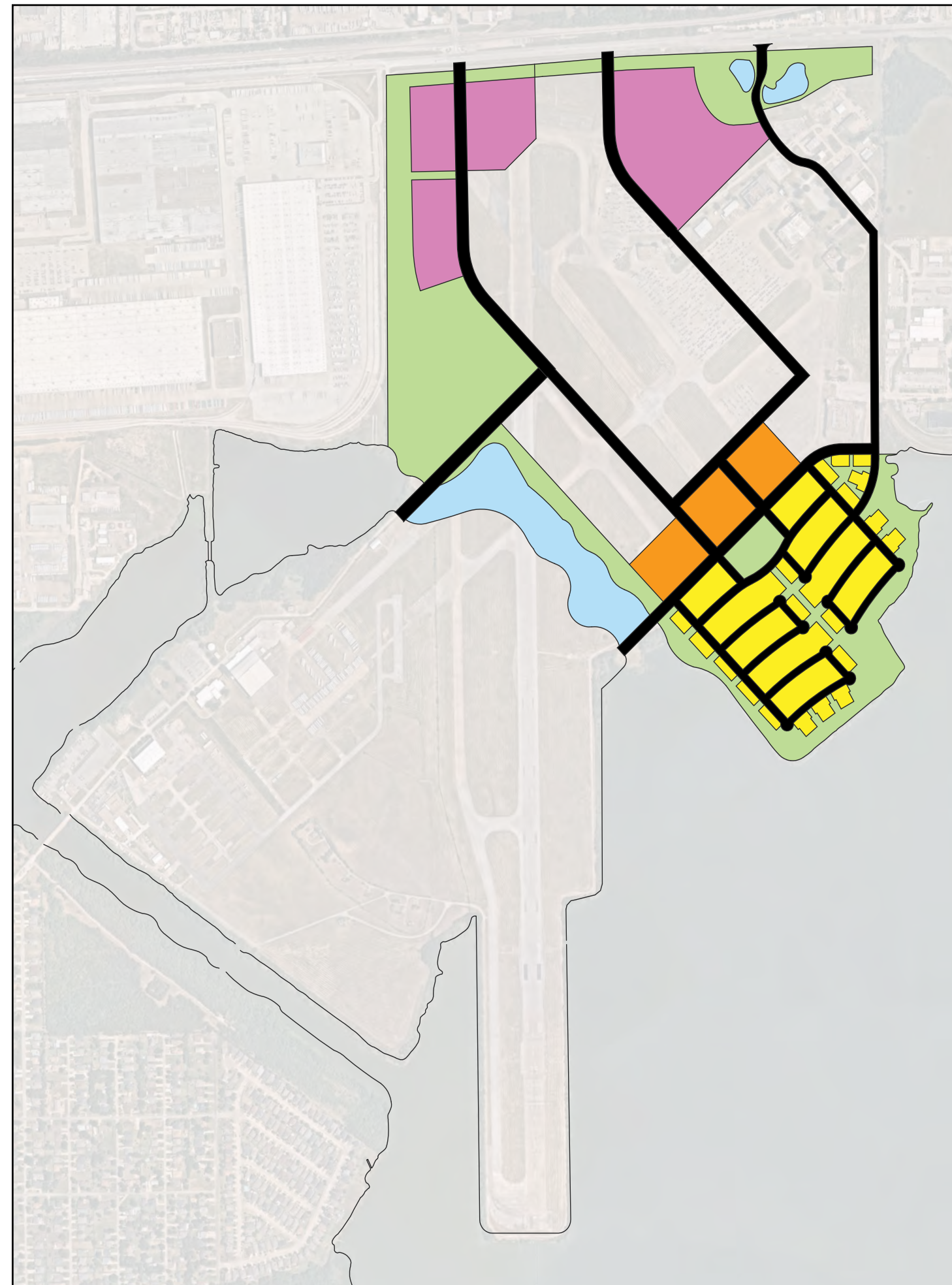
2 million

SF of
Office, R+D,
Institutional

Hensley Field Phasing

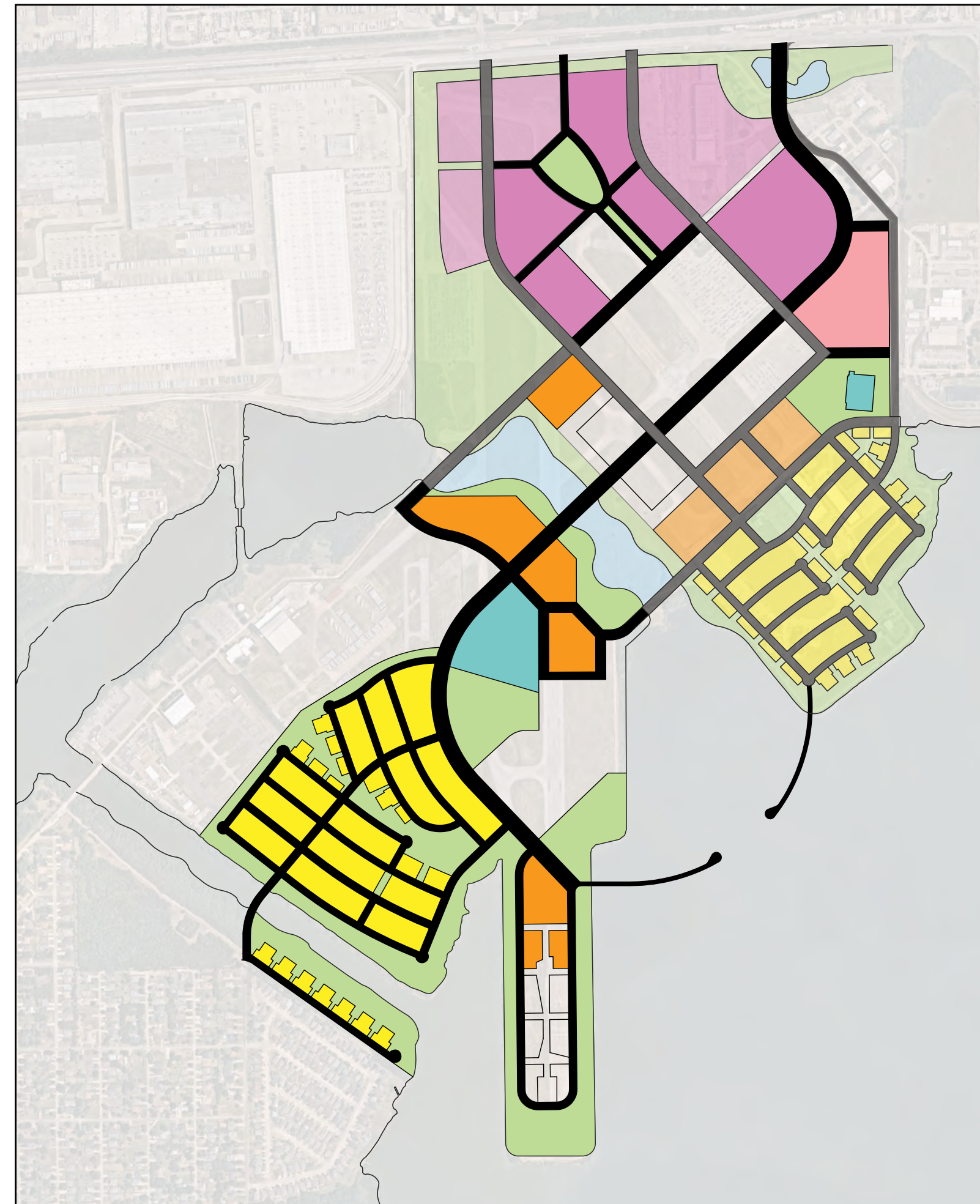
Hensley Field Phase 1 Development Program

Prepared by McCann Adams Studio for the City of Dallas
 DRAFT: Nov 3, 2021



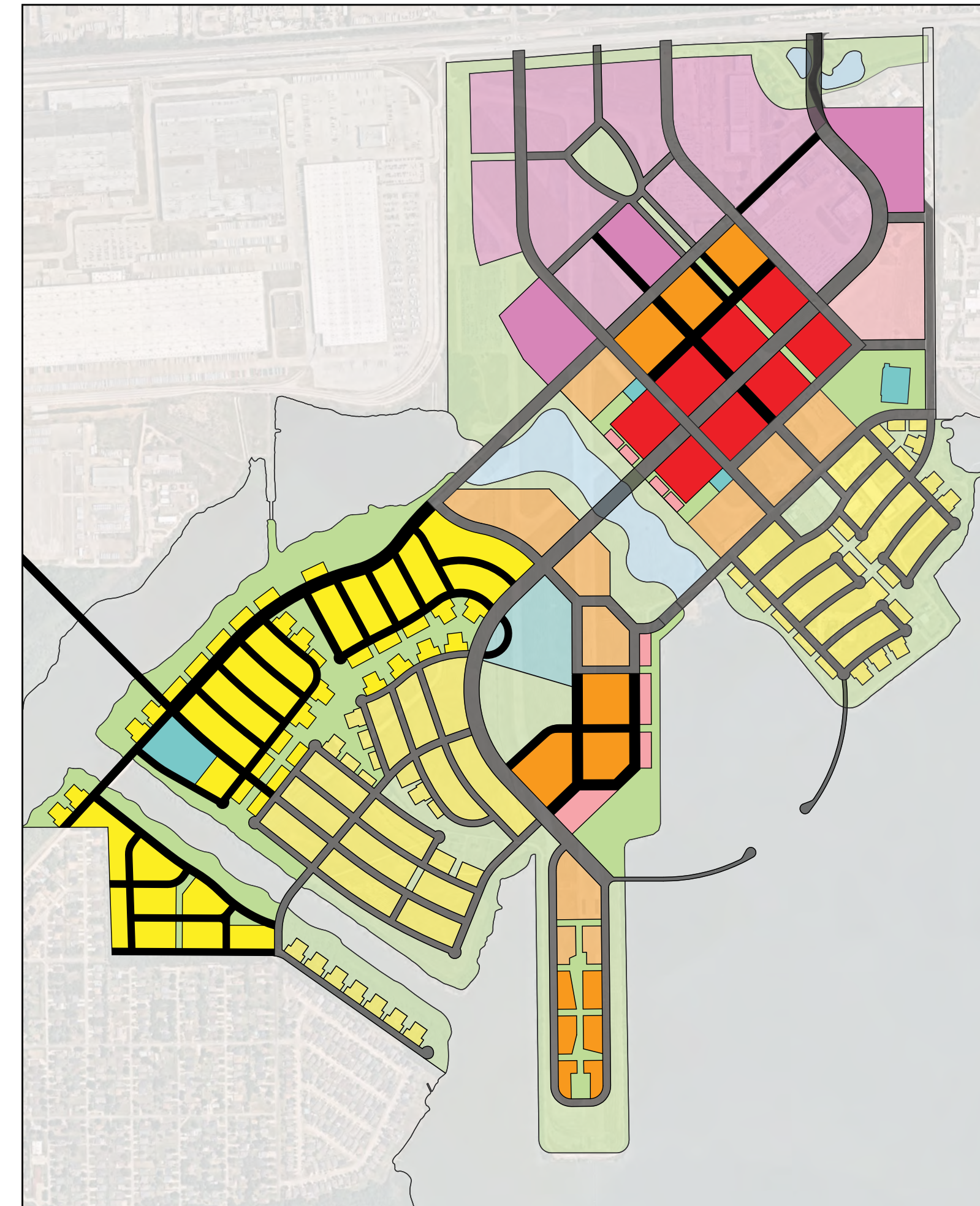
Hensley Field Phase 2 Development Program

Prepared by McCann Adams Studio for the City of Dallas
 DRAFT: Nov 3, 2021



Hensley Field Phase 3 Development Program

Prepared by McCann Adams Studio for the City of Dallas
 DRAFT: Nov 3, 2021



Phase 1 Development Program

	Anchor Uses	37.9 ac @ 0.4 - 0.6 FAR = 824,000 gsf
	Retail / Entertainment	
	High Density Mixed Uses	
	Medium Density Mixed Uses	12.3 ac: 75% Residential @ 60 du/ac = 554 du 25% Commercial @ 1.0 FAR = 134,000 gsf
	Neighborhood Residential Uses	29.6 ac @ 15.7 du/ac = 465 du
	Cultural / Educational Uses	
	Roadway / ROW	
	Waterways	

Development Program Summary

Commercial / Institutional : 0.96 Million Sq Ft
 Residential : 1,019 Dwelling Units

Phase 2 Development Program

	Anchor Uses	42.4 ac @ 0.4 - 0.6 FAR = 968,000 gsf
	Retail / Entertainment	10.9 ac @ 0.5 FAR = 237,000 gsf
	High Density Mixed Uses	
	Medium Density Mixed Uses	21.8 ac: 75% Residential @ 60 du/ac = 981 du 25% Commercial @ 1.0 FAR = 237,000 gsf
	Neighborhood Residential Uses	42.5 ac @ 16.1 du/ac = 683 du
	Cultural / Educational Uses	11.6 ac
	Roadway / ROW	
	Waterways	

Development Program Summary

Commercial / Institutional : 1.21 Million Sq Ft
 Residential : 1,664 Dwelling Units

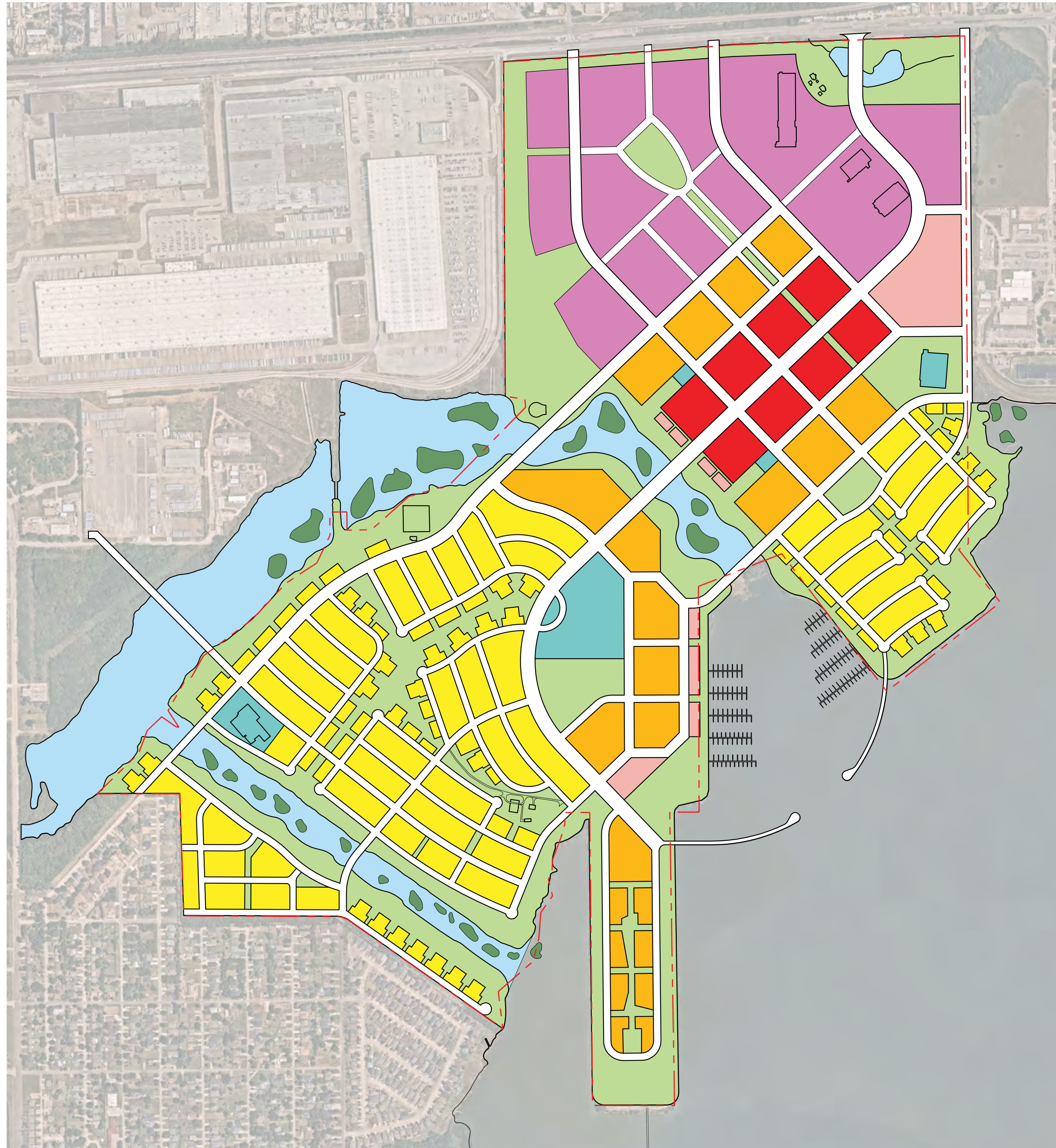
Phase 3 Development Program

	Anchor Uses	22.1 ac @ 0.4 - 0.6 FAR = 493,000 gsf
	Retail / Entertainment	4.9 ac @ 0.5 FAR = 107,000 gsf
	High Density Mixed Uses	26.8 ac: 75% Residential @ 80 du/ac = 1,608 du 25% Commercial @ 2.0 FAR = 584,000 gsf
	Medium Density Mixed Uses	27.2 ac: 75% Residential @ 60 du/ac = 1,224 du 25% Commercial @ 1.0 FAR = 296,000 gsf
	Neighborhood Residential Uses	55.1 ac @ 17.4 du/ac = 957 du
	Cultural / Educational Uses	4.5 ac
	Roadway / ROW	
	Waterways	

Development Program Summary

Commercial / Institutional : 1.37 Million Sq Ft
 Residential : 3,789 Dwelling Units

Land Use and Development Program



Hensley Field - Development Program by Phase

Draft: 11/3/2021

LAND USE	Phase 1			Phase 2			Phase 3			Total			Project Area %
	Gross Acres	Dwelling Units (Residential)	Gross Square Footage (Non-Residential)	Gross Acres	Dwelling Units (Residential)	Gross Square Footage (Non-Residential)	Gross Acres	Dwelling Units (Residential)	Gross Square Footage (Non-Residential)	Gross Acres	Dwelling Units (Residential)	Gross Square Footage (Non-Residential)	
Fee Simple Residential	29.6	465		42.5	683		55.1	957		127.2	2,105		17.2%
Yard Homes (35'x90')		124			153			169			446		
Zero Lot Homes (26' x 60')		120			162			206			488		
Cottage Homes (30' x 40')		32									32		
Row Homes (22.5' x 80')		129			206			236			571		
Garden Row Homes (16' x 70')					162			90			252		
Paseo Row Homes (15' x 40')		60						256			316		
Medium Density Mixed-Use	12.3	554	134,000	21.8	981	237,000	27.2	1224	296,000	61.3	2,759	667,000	8.3%
75% Residential @ 60 du/ac		554			981			1224			2,759		
25% Commercial @ 1.0 FAR			134,000			237,000			296,000			667,000	
High Density Mixed-Use		0					26.8	1608	584,000	26.8	1,608	584,000	3.6%
75% Residential @ 80 du/ac								1608			1,608		
25% Commercial @ 2.0 FAR									584,000			584,000	
Retail / Entertainment (0.5 FAR)				10.9		237,000	4.9		107,000	15.8		344,000	2.1%
Anchor Uses	37.9		824,000	42.4		968,000	22.1		493,000	102.4		2,285,000	13.9%
Office/R+D/Institutional (0.6 FAR)	18.8		491,000	26.3		687,000	12.4		324,000	57.5		1,502,000	
Film Studio (0.4 FAR)	19.1		333,000	16.1		281,000				35.2		614,000	
Air Force (0.4 FAR)							9.7		169,000	9.7		169,000	
Cultural / Education				11.6			4.5			16.1			2.2%
Roadway / ROW										150.0			20.3%
Waterways (Existing/Proposed)										43.7			5.9%
TOTAL		1,019	958,000		1,664	1,205,000		3,789	1,373,000	738.0	6,472	3,536,000	100.0%
Unit		DU	SF		DU	SF		DU	SF	AC	DU	SF	

LEGEND

- Anchor Uses ----- 102 ac @ 0.5 FAR = 2,200,000 gsf
- Retail / Entertainment ----- 15 ac @ 0.5 FAR = 326,000 gsf
- High Density Mixed Uses ----- 27 ac: 75% Residential @ 80 du/ac = 1,620 du
25% Commercial @ 2.0 FAR = 588,000 gsf
- Medium Density Mixed Uses ----- 61 ac: 75% Residential @ 60 du/ac = 2,745 du
25% Commercial @ 1.0 FAR = 664,000 gsf
- Neighborhood Residential Uses -- 127 ac @ 16.5 du/ac = 2,100 du
- Cultural / Educational Uses ----- 16 ac
- Open Space ----- 187 ac
- Roadway / ROW ----- 150 ac
- Waterways ----- 45 ac

Total ----- 738 ac

Development Program Summary

Commercial / Institutional : 3.5 Million Sq Ft
Residential : 6,465 Dwelling Units

Parks and Open Space Breakdown

Flexible and Sustainable Open Spaces

The following are Design Principles that have been incorporated into the Open Space Plan:

- » Incorporate multi-use over single-use design solutions.
- » Use less land to achieve the project goals; avoid unnecessarily displacing ecosystems and extracting resources.
- » Enhance the site's natural assets to leverage value and minimize project costs.
- » Create bio-habitat corridors within urban precincts.
- » Incorporate green technology for storm water capture.

Walkable and Accessible







- » Make exercise enjoyable and convenient.
- » Create engaging and connected networks by orchestrating a rich blend of cultured and natural spaces.
- » Serve existing communities while establishing new ones.

Parks With Deep Roots

- » Highlight the site's history through interpretive trail systems and through built elements throughout public open spaces.
- » Draw on historic patterns and resources.

Aligning Plans With Policy

- » Increase tree canopy in open spaces and greenways to achieve the 40% canopy coverage by 2050 per CECAP (Dallas's Comprehensive Environmental & Climate Action Plan).
- » Create opportunities for public and private investment to offset the cost of implementation.

	ACRES OF SITE	PERCENTAGE OF SITE
 URBAN AGRICULTURE	13.5	2%
 PROGRAMMED PARK SPACE	48	6.5%
 NON-PROGRAMMED OPEN SPACE	83	11%
 NATIVE PRAIRIE	17.5	2%
 BLUE-GREEN INFRASTRUCTURE	20	3%
 FORESTED EDGE	5	1%
SUBTOTAL	≈ 187	25.4%



Hensley Field:
Draft Master Plan Open Space System

TYPE OF OPEN SPACE

-  Programmed Parks
-  Non-Programmed Open Spaces
-  Blue-Green Linear Stormwater Parks
-  Native Prairie Restoration
-  Agricultural Use
-  Reforested Buffer

PARKS

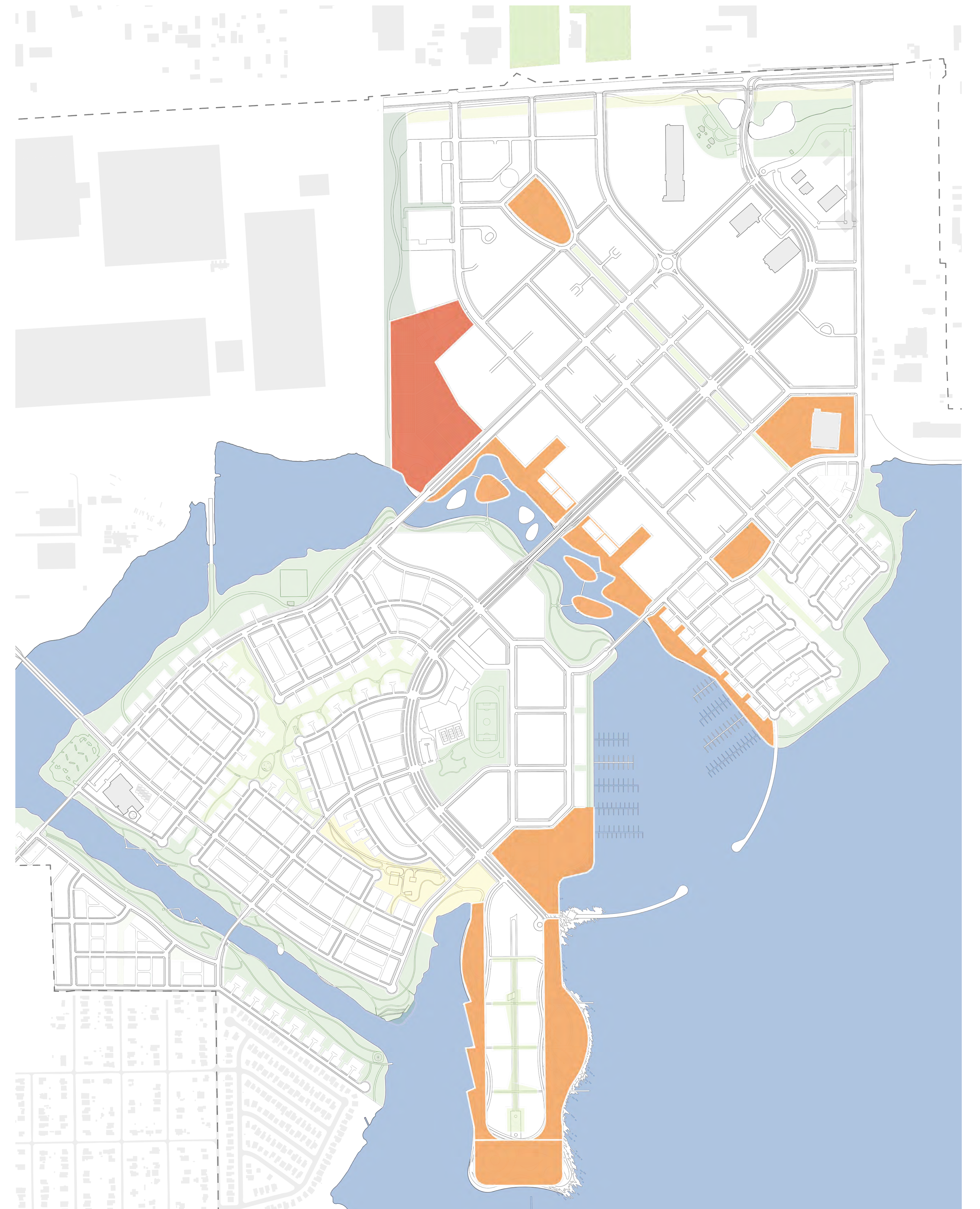
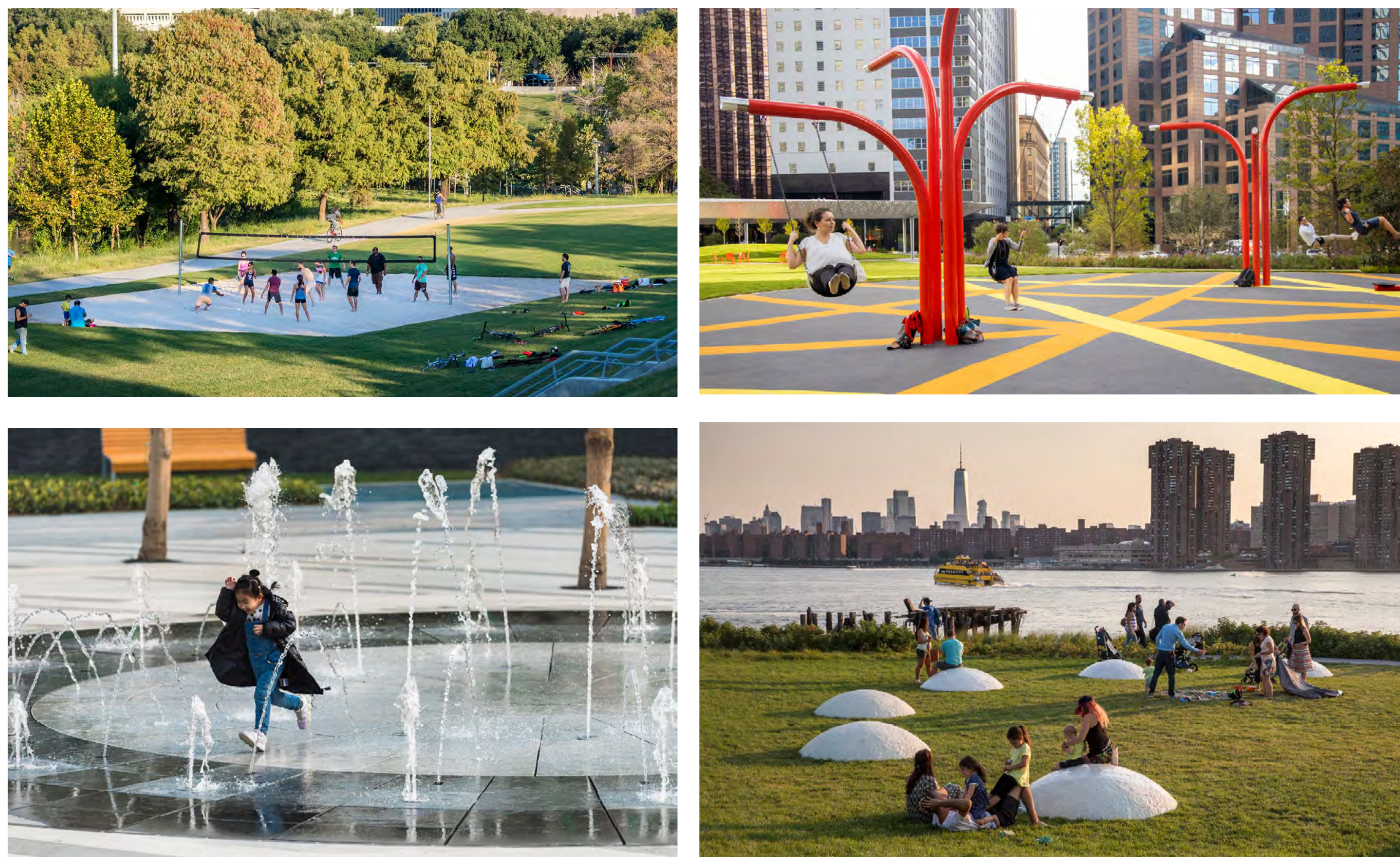
-  1 RECONNECTED COTTONWOOD CREEK
-  2 BLUE-GREEN COMMONS
-  3 DIVERSION CHANNEL ECOLOGICAL PARK
-  4 PENINSULA PARK
-  5 CATALYST PARK
-  6 NAVY PARK
-  7 LAKE NEIGHBORHOOD PARK
-  8 PRAIRIE NAVY PARK
- 9 WAVES WATERFRONT PARK

Hensley Field: Park Typology Imagery

URBAN AGRICULTURE



PROGRAMMED PARKSPACE



Hensley Field: Park Typology Imagery

WETLANDS/ISLANDS



NATIVE PRAIRIE

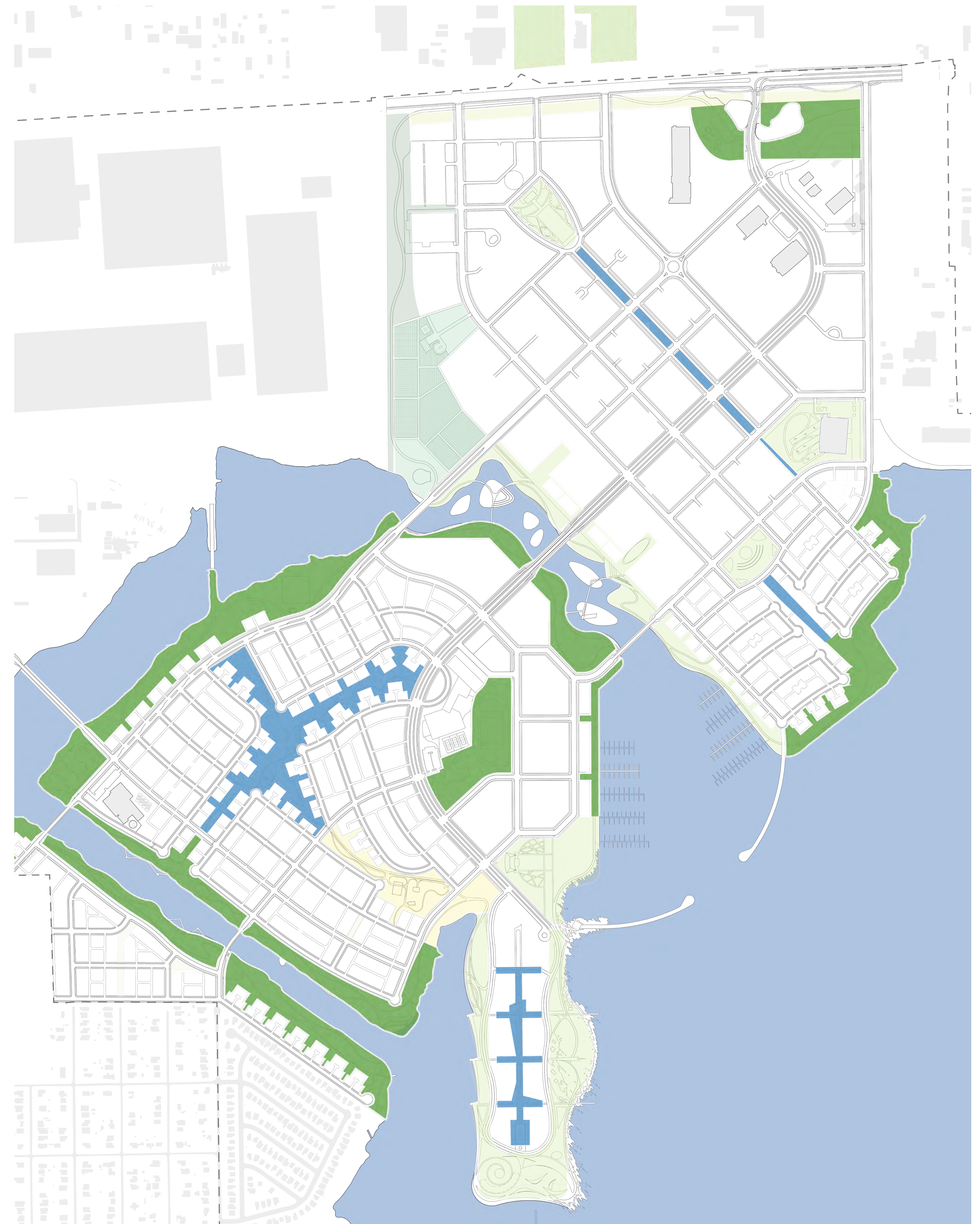
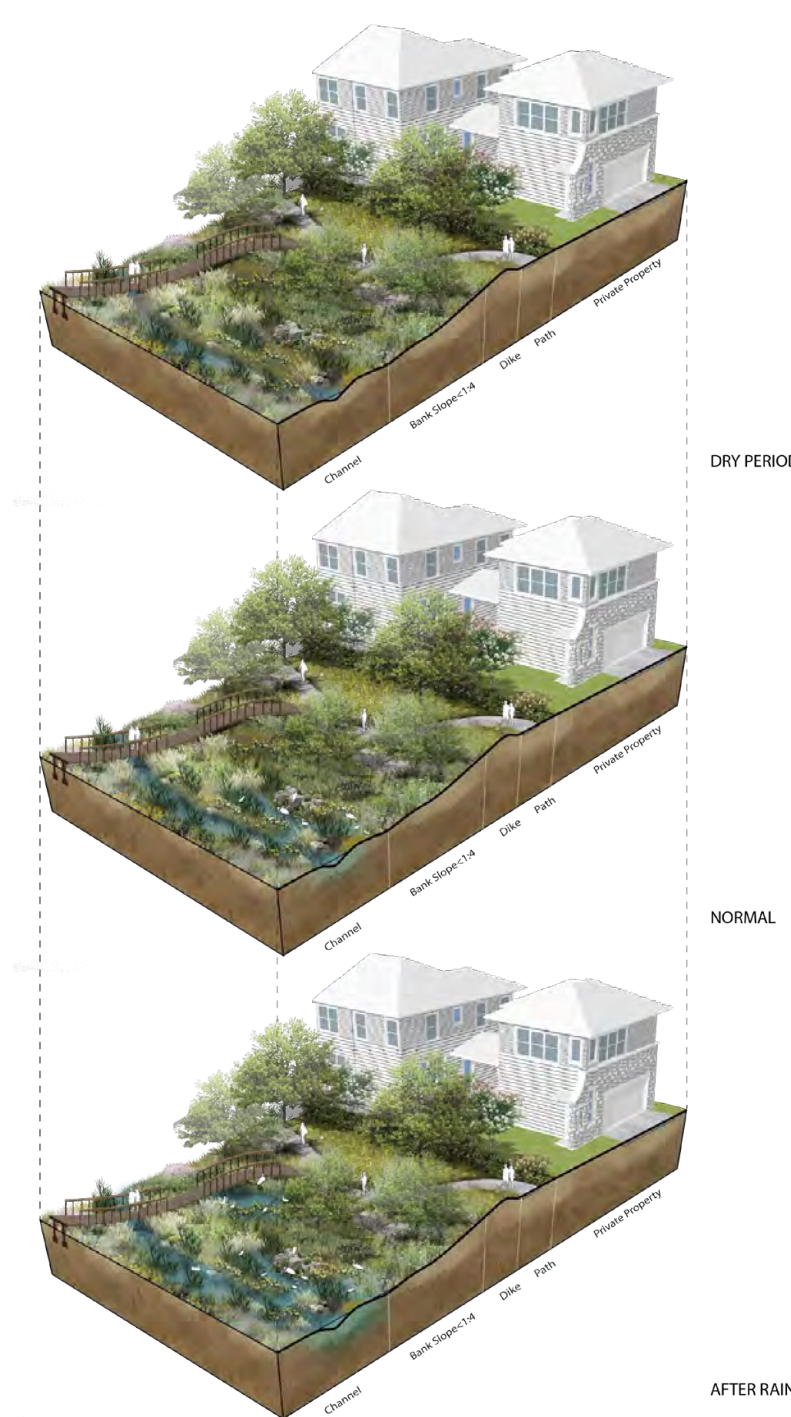
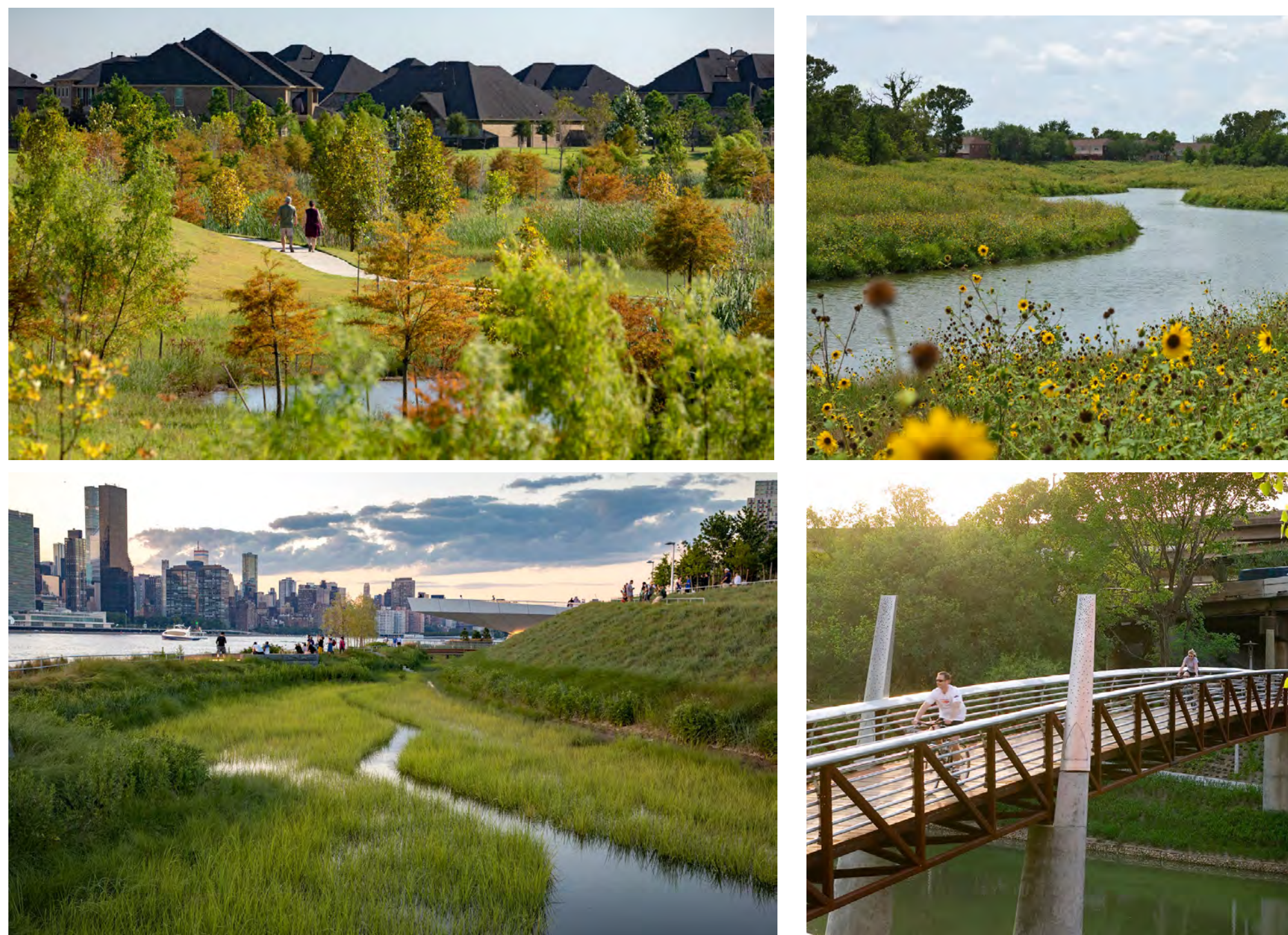


Hensley Field: Park Typology Imagery

NON-PROGRAMMED OPEN SPACE



BLUE-GREEN INFRASTRUCTURE

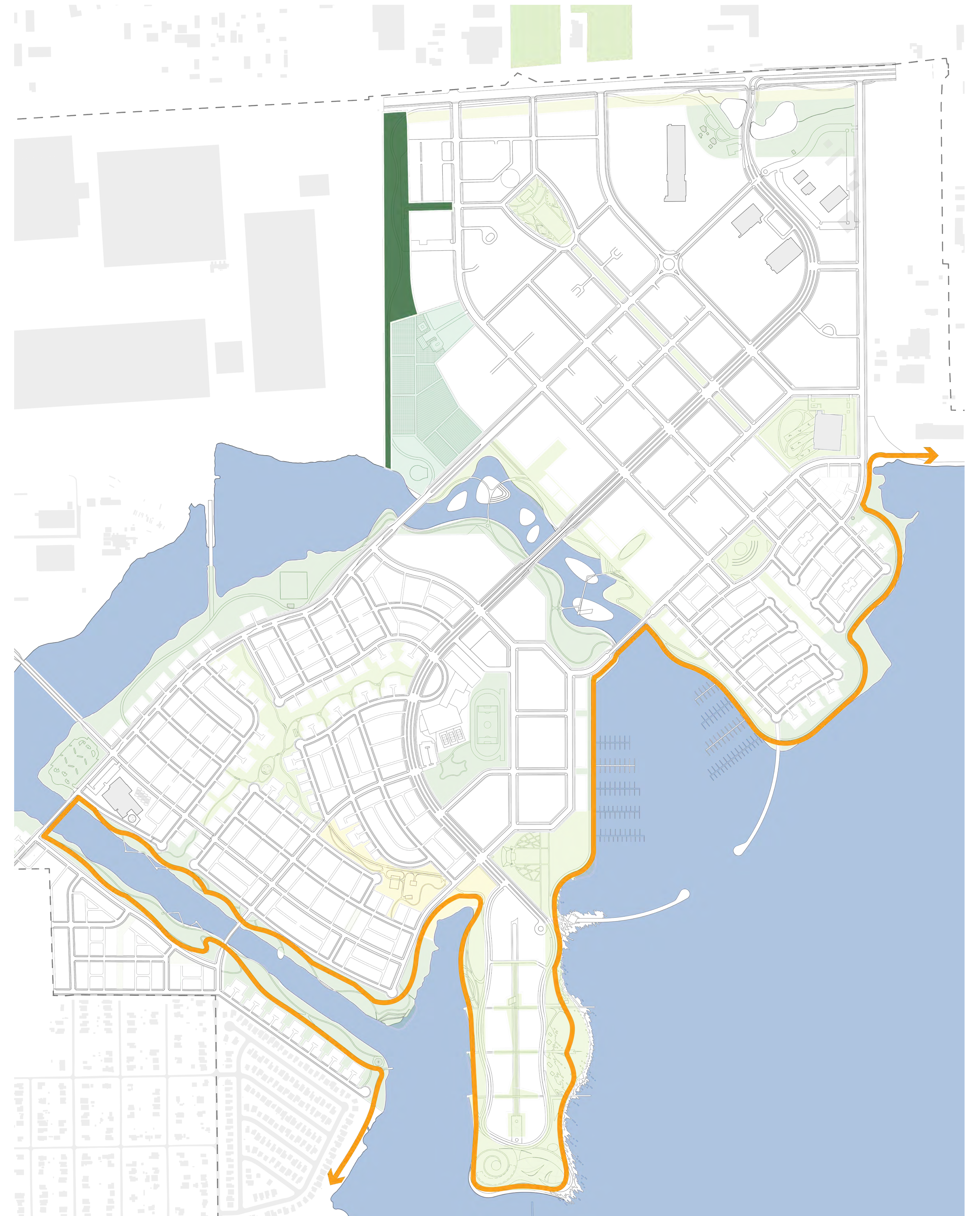
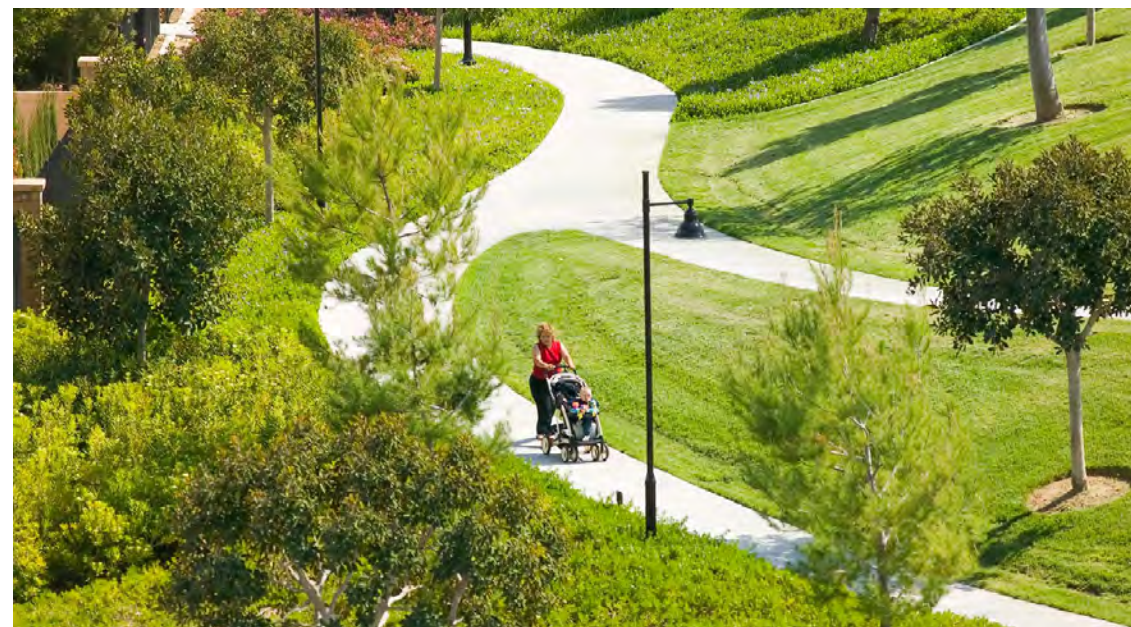
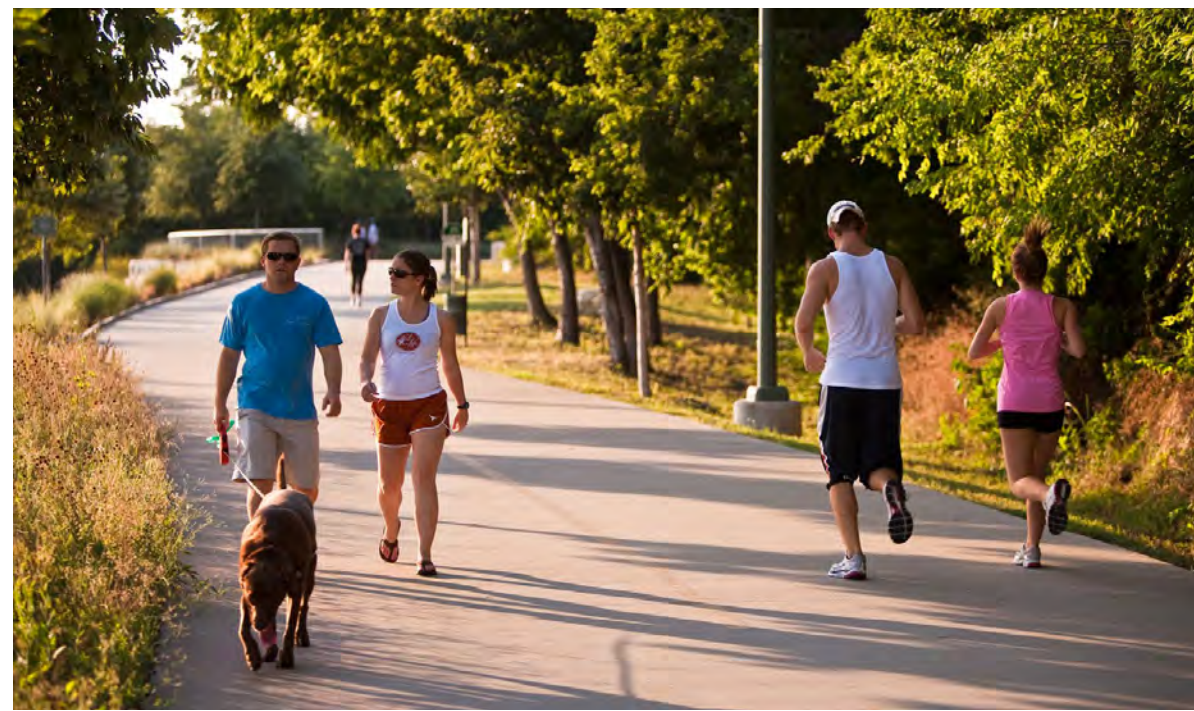


Hensley Field: Park Typology Imagery

FORESTED EDGE



WATERFRONT TRAIL



Historic Loop Trail

1



Commanding Officer's Houses (1932-

2



Aircraft Maintenance Hangar (1972-1979)

3



TANG Fuel Cell Hangar (1961)

4



Texas Air National Guard Hangar (1961)

5



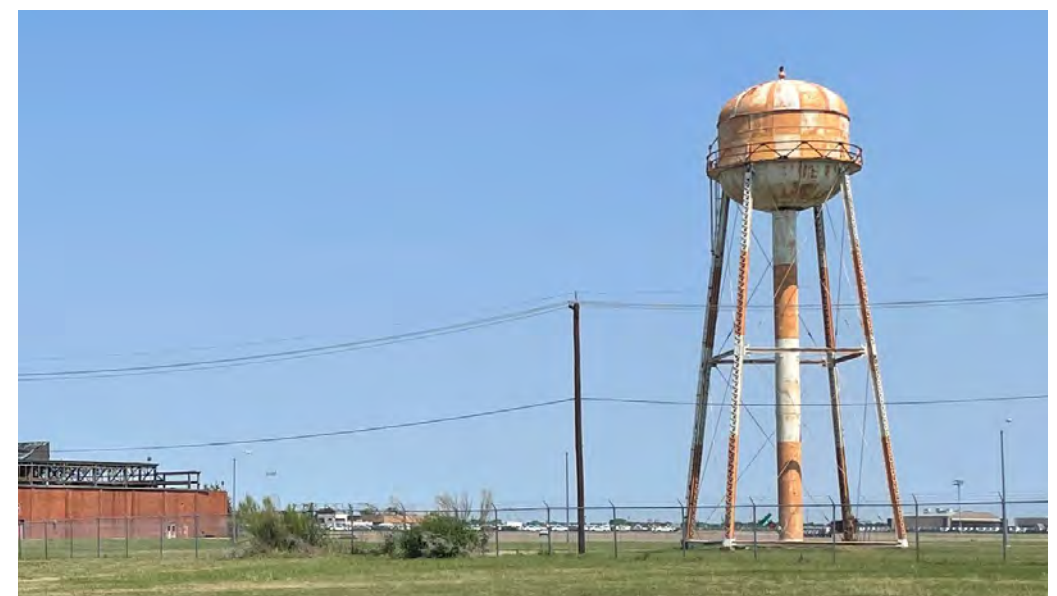
Dallas NAS Maintenance Hangar (1933)

8



WPA-era bridge

6



DNAS Water Tower (1941)

10



Fuget Cemetery (est. 1864)

7

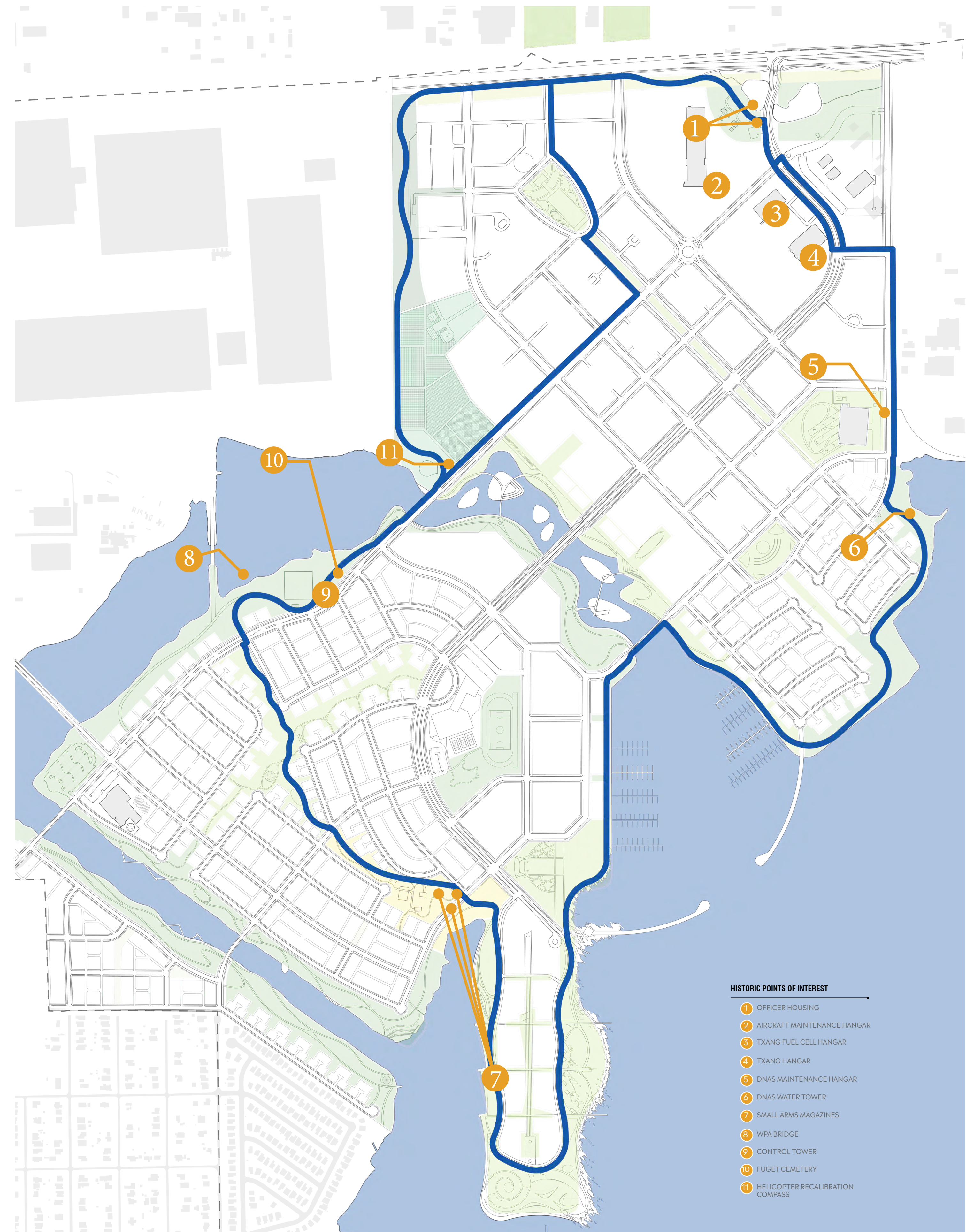


Small Arms Magazines (1952 - 1953)

11



Helicopter Recalibration Compass



Next Steps

